From:	So Kim
Sent time:	10/18/2018 05:42:36 PM
To:	Jill Martin <jmartin@trumpnational.com>
Cc:	Selim <Selim@sawayaeng.com>; Danny Aleshire <danny.aleshire@awattorneys.com>
Subject:	Subdivision Report
Attachments:	Subdivision Report 9-19-2018.pdf

Hi Jill,
Attached is for your records.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

FNTG BUILDER SERVICES
CHICAGO TITLE
Fidelity National Title
Commonwealth

Chicago Title Company

725 South Figueroa, Suite 200 Los Angeles, CA 90017 (213) 488-4300

September 19, 2018

RECEIVED

SEP 23 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Rancho Palos Verdes
Planning Dept.
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90274
Attn: City Engineers

Our Order No. 00096109-X19

Your Ref: Tract Map 50666

Please find enclosed:

- Subdivision Report

Sincerely,

Manny Castillo
Subdivision Title Officer
Direct: (213) 612-4108
Email: manny.castillo@ctt.com

FNTG BUILDER SERVICES
CHICAGO TITLE
Fidelity National Title
Commonwealth

725 South Figueroa Street, Suite 200
Los Angeles, CA 90017
Phone: (213) 488-4300
Fax:

~~PRELIMINARY SUBDIVISION REPORT~~

Engineer:
Sawaya Engineering Consultants, Inc.
Attn: Selim Sawaya P.A.
Selim@sawayaeng.com

Tentative Map No. 50666
Our Order No.: 997-**00096109**-A-MM7

Dated as of September 5, 2018

For the benefit of the Subdivider, the Subdivider's Engineer or Surveyor, the County of Los Angeles and any City within the Subdivision is located.

A preliminary examination of those public records which, under the recording laws impart constructive notice of matters affecting the title to the land covered by the Tentative Subdivision Tract Map No. 50666 prepared by the above engineer, received by **Chicago Title Company** discloses that the parties whose signatures will be necessary, under the provisions of the Subdivision Map Act, on the Final Subdivision map of said land are as set forth below (See Schedule A attached).

This Report is furnished as an accommodation, for the sole purpose of preliminary planning and facilitation compliance with requirements necessary for the issuance of a Subdivision Guarantee. It is understood that our liability is solely that expressed in such Guarantee, and that no liability separate from or other, that our liability under such Guarantee is assumed by this report, except that if no Guarantee is issued under this order the amount paid for this report shall be the maximum liability of the Company.

The Map hereinbefore referred to is a proposed Subdivision of (see Schedule A, Part IV attached)

Manny Castillo
Subdivision Department

PRELIMINARY SUBDIVISION REPORT

SCHEDULE A

PART I

1. The signature(s) of the Party(ies) named hereinafter will be required as owner(s) of the herein named interest pursuant to the provisions of Section 66436 of said Subdivision Map Act.

Nature of Interest:	A FEE
Owner:	VH PROPERTY CORP., a Delaware corporation, as to Parcels 1 and 4; VHPS LLC, a Delaware limited liability company, as to Parcel 2; and

2. The signature of either the trustee or the beneficiary named below but not both, will be required under the provisions of Section 66436(a) of said Subdivision Map Act for the following Deed(s) of Trust:

NONE

Subdivision Report 9-19-2018.pdf

SCHEDULE A

PART II

3. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a) 3A (i-viii) of the Subdivision Map Act, as their interest is such that it cannot ripen into a fee and said signature(s) is (are) not required by the local agency.

Palos Verdes Properties, a partnership, holder(s) of an easement

Purpose:	road, Public utilities, sewer lines, pole lines, conduits with the right to convey the same to others, and the right to dedicate the same to public use by conveyance or otherwise
Recorded:	July 18, 1956 as Instrument No. 1826 in Book 51769 Page 241, of Official Records

Palos Verdes Properties, a partnership, holder(s) of an easement

Purpose:	sewers and sewer lines
Recorded:	September 4, 1956 as Instrument No. 1801, in Book 52202 Page 21, of Official Records

The County of Los Angeles, Sanitation District No. 5, holder(s) of an easement

Purpose:	sewer and the right to lay, construct, maintain, reconstruct, use and operate and sewer pipe line
Recorded:	April 4, 1957 as Instrument No. 3971 in Book 54129 Page 322, of Official Records

The County of Los Angeles, Sanitation District No. 5, holder(s) of an easement

Purpose:	sewer pipe lines
Recorded:	April 4, 1957 as Instrument No. 3972, in Book 54129 Page 331, of Official Records

County of Los Angeles, holder(s) of an easement

Purpose:	sanitary sewer
Recorded:	July 1, 1957 as Instrument Nos. 3778, Book 54933, Page 32 and 3779, Book 54933, Page 42, both of Official Records

County of Los Angeles, holder(s) of an easement

Purpose:	sanitary sewer
Recorded:	July 1, 1957 as Instrument No. 3783 in Book 54933 Page 48, of Official Records

The County of Los Angeles Sanitation District No. 1, holder(s) of an easement

Purpose:	sewer
Recorded:	April 28, 1960 as Instrument No. 3603, in Book D-829 Page 89, of Official Records

Subdivision Report 9-19-2018.pdf

SCHEDULE A – Part II
(Continued)

The County of Los Angeles Sanitation District No. 2, holder(s) of an easement

Purpose: sanitary sewer
Recorded: April 11, 1961 as Instrument No. 2830 in Book D-1184 Page 848, of Official Records

Palos Verdes Water Company, a California corporation, holder(s) of an easement

Purpose: water main or mains, pipe line or pipe lines
Recorded: November 9, 1972 as Instrument No. 3003, of Official Records

City of Rancho Palos Verdes, holder(s) of an easement

Purpose: drains and appurtenant structures
Recorded: October 10, 1975 as Instrument No. 5050, of Official Records

City of Rancho Palo Verdes, holder(s) of an easement

Purpose: public road and highway purposes
Recorded: October 10, 1975 as Instrument No. 5050, of Official Records

City of Rancho Palos Verdes, holder(s) of an easement

Purpose: public road and highway purposes, drains and appurtenant structures
Recorded: October 10, 1975 as Instrument No. 5051, of Official Records

Palos Verdes Peninsula Unified School District, holder(s) of an easement

Purpose: ingress and egress and public roadway
Recorded: December 5, 1997 as Instrument Nos. 97-1919423 and 97-1919424, both of Official Records

State of California, holder(s) of an easement

Purpose: public trail
Recorded: December 19, 1997 as Instrument No. 97-1999962, Official Records

City of Rancho Palos Verdes, a California municipal corporation, holder(s) of an easement

Purpose: easement area for the purpose of allowing public ingress and egress and for public recreational trail purposes
Recorded: February 8, 2006 as Instrument No. 06-0295375, of Official Records

Subdivision Report 9-19-2018.pdf

SCHEDULE A – Part II
(Continued)

Palos Verdes Peninsula Land Conservancy, a California corporation, holder(s) of an easement

Purpose:	conservation easement
Recording Date:	December 26, 2014
Recording No:	20141407900, Official Records

Subdivision Report 9-19-2018.pdf

SCHEDULE A

PART III

4. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a) (3C) of the Subdivision Map act, their interest is such that it cannot ripen into a fee as said signature(s) is (are) not required by the local agency.

NONE

Subdivision Report 9-19-2018.pdf

SCHEDULE A

PART IV

5. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a)(3)(B) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee as said signature(s) is(are) not required by the local agency.

NONE

Subdivision Report 9-19-2018.pdf

SCHEDULE A

PART V

6. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a)(4) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee as said signature(s) is (are) not required by the local agency.

NONE

Subdivision Report 9-19-2018.pdf

SCHEDULE A

PART VI

7. The Tentative Map No. 50666 is a Subdivision of the land described as follows:

PARCEL 1: APN(s): 7564-021-024 AND 7564-021-025

PARCELS B AND D, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE PROPERTY CONVEYED AS "EXHIBIT A", TO THE CITY OF RANCHO PALOS VERDES, A CALIFORNIA MUNICIPAL CORPORATION, BY GRANT DEED RECORDED FEBRUARY 8, 2006 AS INSTRUMENT NO. 06-0295376, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE PROPERTY CONVEYED AS "EXHIBIT A", TO THE CITY OF RANCHO PALOS VERDES, A CALIFORNIA MUNICIPAL CORPORATION, BY GRANT DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 20110719711, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE PROPERTY CONVEYED AS "EXHIBIT A", TO THE CITY OF RANCHO PALOS VERDES, A CALIFORNIA MUNICIPAL CORPORATION, BY GRANT DEED RECORDED MAY 23, 2011 AS INSTRUMENT NO. 11-0719715, OF OFFICIAL RECORDS.

PARCEL 2: APN(s): 7564-021-015 AND 7564-021-017

PARCELS A AND C, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DEPICTED ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE NO. SUB 2002-00004" RECORDED JUNE 20, 2002 AS INSTRUMENT NO. 02-1405950, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: INTENTIONALLY DELETED (APN(s): 7564-021-909)

PARCEL 4: APN(s): 7564-021-014

A STRIP OF LAND 12.00 FEET WIDE, MEASURED AT RIGHT ANGLES, IN LOT 102 OF L.A.C.A. NO. 51, IN THE CITY OF RANCHO PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 1 OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXTENDING FROM THE SOUTHWESTERLY LINE OF PALOS VERDES DRIVE SOUTH, AS SHOWN ON SAID MAP, IN A SOUTHERLY DIRECTION TO THE NORTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 1801 ON SEPTEMBER 4, 1956, IN BOOK 52202 PAGE 21 OFFICIAL RECORDS OF SAID COUNTY, BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY OF TRACT NO. 16540, AS PER MAP RECORDED IN BOOK 625 PAGES 76 AND 77 OF MAPS, RECORDS OF SAID COUNTY AND BOUNDED ON THE EAST BY A LINE THAT IS PARALLEL WITH SAID EASTERLY BOUNDARY AND 12.00 FEET, MEASURED AT RIGHT ANGLES, EASTERLY THEREFROM.

PARCEL 5: INTENTIONALLY DELETED (APN(s): 7564-021-911 AND 7564-021-912)

Subdivision Report 9-19-2018.pdf

SCHEDULE A – Part VI
(Continued)

This legal description is for the sole purpose of this report and may not be considered for use in any policy of title insurance to be issued by this company; and is subject to change at any time. It is preparatory to the issuance of a Subdivision Guarantee and is intended solely for the use of those parties directly involved in the preparation and checking of said map.

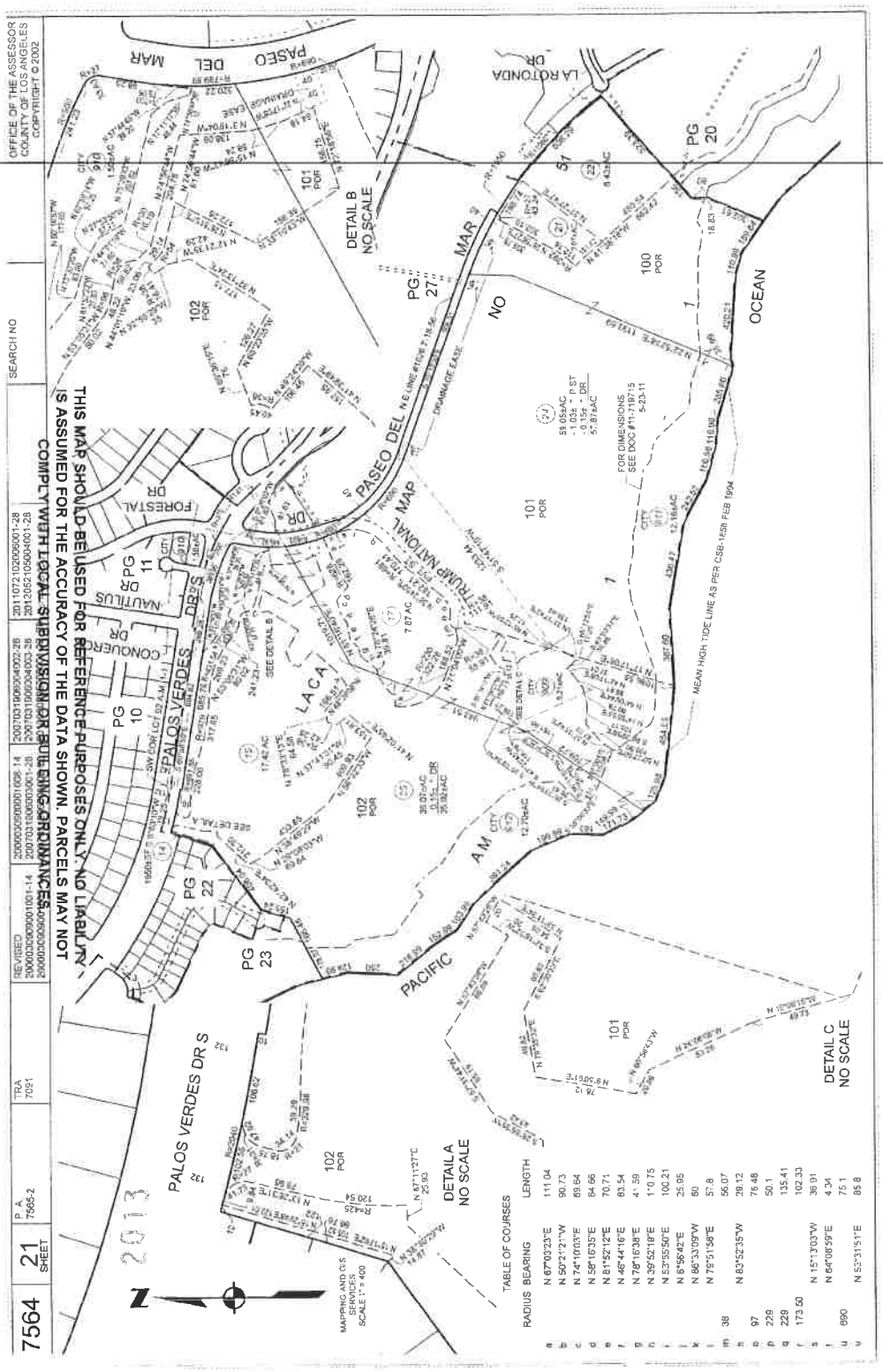
Subdivision Report 9-19-2018.pdf

NOTES

A. **Chicago Title Company** will not be in position to issue its Subdivision Guarantee until such time as the Trustee or Beneficiary under any Deed of Trust of record has executed the Final Map, and that the original Note and Deed of Trust have been properly endorsed to the effect that such map has been executed.

B. A copy of the Final Subdivision Map must be submitted to this office for review, prior to recordation.

Subdivision Report 9-19-2018.pdf


7564
SHEET 21
P.A. 7565-2
TRA 7091
REVISED
SEARCH NO
OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
PASEO DEL MAR
PALOS VERDES DR S
PACIFIC AM
OCEAN
MEAN HIGH TIDE LINE AS PER CSB-155 FEB 1904
DETAIL A NO SCALE
DETAIL B NO SCALE
DETAIL C NO SCALE
TABLE OF COURSES
RADIUS BEARING LENGTH
MAPPING AND G.S. SERVICES SCALE 1" = 400'

Subdivision Report 9-19-2018.pdf